

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, JULY 31, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES:**

Approval of the June 26, 2014 regular meeting minutes and the July 17, 2014 special meeting minutes.

**3. REQUEST 14-HDC-10 - FROM MIKE AND ROBIN COLLINGS, 614 FIFTH STREET STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to demolish an existing detached garage and construct a new 1092 square foot (26' x 42') detached garage located at the property mentioned. (Central Neighborhood Historic District)

**4. REQUEST 14-HDC-11 – FROM JIM AND HOLLY CARTWRIGHT, 331 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to demolish an existing detached garage and construct a new 1092 square foot (28' x 26') detached garage with an attached carport located at the property mentioned. (Central Neighborhood Historic District)

**5. REQUEST 14-HDC-12 – FROM LOREN WAGNER, 2865 FOREST LODGE DRIVE, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a front porch expansion located at the property commonly known as **521 Fifth Street**, Traverse City, Michigan. (Central Neighborhood Historic District)

**6. REQUEST 14-HDC-13 – FROM GARY JONAS, 341 WEST EIGHTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the demolition and reconstruction of a covered front porch located at the property mentioned. (Central Neighborhood Historic District).

**7. REQUEST 14-HDC-05 FROM THOM DARGA, 101 NORTH PARK STREET, SUITE 318, TRAVERSE CITY, MICHIGAN for:**

Commission input on a proposed marquee/canopy at the property commonly known as **106 East Front Street** (City Opera House), Traverse City, Michigan. (Downtown Historic District)

**8. OTHER BUSSINESS**

**9. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**SPECIAL MEETING**  
**THURSDAY, JULY 17, 2014**  
**12:00 NOON**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**PRESENT:** Commissioners Mansuy, Zacks, Andres and Chairperson Callahan.  
**ABSENT:** Commissioner Brockmiller, Crane and Vice-Chairperson Tobin  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 12:02 p.m..*

**2. REQUEST 14-HDC-09 FROM LARRY SAMPSON, 229 WELLINGTON STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for the construction of carriage house / garage located at the property mentioned. (Boardman Neighborhood Historic District)

*Larry Sampson presented drawings and answered questions from the Commission. Motion Mansuy, seconded by Commissioner Zacks to approve the drawings as presented. Upon vote the motioned carried 4-0. Commissioner Mansuy will serve as the project liaison.*

**3. OTHER BUSINESS**

*None.*

**4. ADJOURNMENT**

*The meeting was adjourned at 12:30 p.m.*

Respectfully submitted

\_\_\_\_\_  
David M. Weston, Secretary

Date\_\_\_\_\_

**MINUTES**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, June 26, 2014**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**PRESENT:** Commissioners Mansuy, Zacks, Crane and Chairperson Callahan.  
**ABSENT:** Commissioner Brockmiller, Andres and Vice-Chairperson Tobin  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 7:10 p.m.*

**2. APPROVAL OF MINUTES:**

Approval of the May 23, 2014 special meeting minutes and the May 29, 2104 regular meeting minutes.

*Motion by Commissioner Zacks, seconded by Commissioner Mansuy to approve the May 23, 2014 special meeting minutes as presented. Upon vote the motion carried 4-0.*

*Motion by Commissioner Zacks, seconded by Commissioner Crane to approve the May 29, 2014 regular meeting minutes as presented. Upon vote the motion carried 4-0.*

**3. REQUEST 14-HDC-08 FROM DON AND SALLY DUNLOP, 427 WASHINGTON STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans to demolish an existing detached garage and construct a new 720 square foot (24' x 30') 2-story detached garage located at the property mentioned. (Boardman Neighborhood Historic District)

*Don Dunlop presented drawings and answered questions from the Commission. Motion by Commissioner Mansuy, seconded by Commissioner Zack to approve the drawings as presented. Upon vote the motion carried 4-0. Commissioner Mansuy will serve as the project liaison.*

**4. OTHER BUSINESS**



*None.*

**5. ADJOURNMENT**

*The meeting was adjourned at 7:25 p.m.*

Respectfully submitted

\_\_\_\_\_  
David M. Weston, Secretary

Date\_\_\_\_\_



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 7-8-14

Property Address: 614 Fifth St.

Local Historic District: Central Historic District

Existing Zoning Classification: R1B

Architectural / Design Firm: Jerry Baumann

Address: Traverse City Mich.

Description of Plans: 3 Car Garage

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: Mike + Robin Collings Phone: 218-1332 Fax: 935-0280

Address: 614 Fifth Street Traverse City

Signature of Owner: [Signature]

Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: \_\_\_\_\_







A1

627

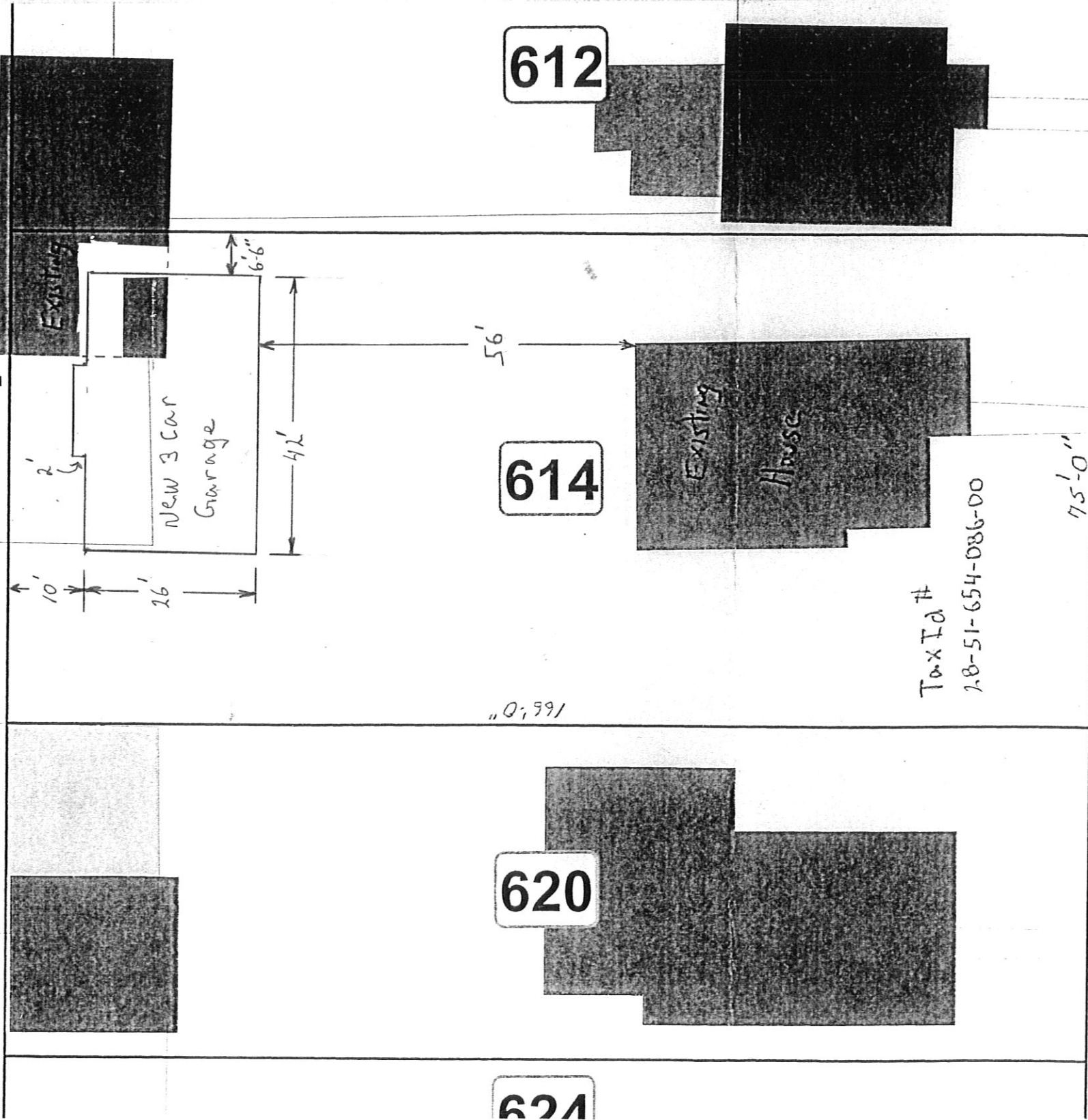
617

615

611

Alley

Demo Existing Garage



Mike & Robin Collings  
614 5th Street  
Traverse City Mich 49684

Scale 1" = 20'

FIFTH ST





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 7-23-14

Property Address: 331 W. Eighth

Local Historic District: Central Neighborhood

Existing Zoning Classification: R-1B

Architectural / Design Firm: Thomas Design

Address: 109 Bridge St Elk Rapids

Description of Plans: Garage w/ Attached Car port

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: Tim & Holly Cartwright Phone: 231-313-1538 Fax: \_\_\_\_\_

Address: 331 W. Eighth St.

Signature of Owner: \_\_\_\_\_

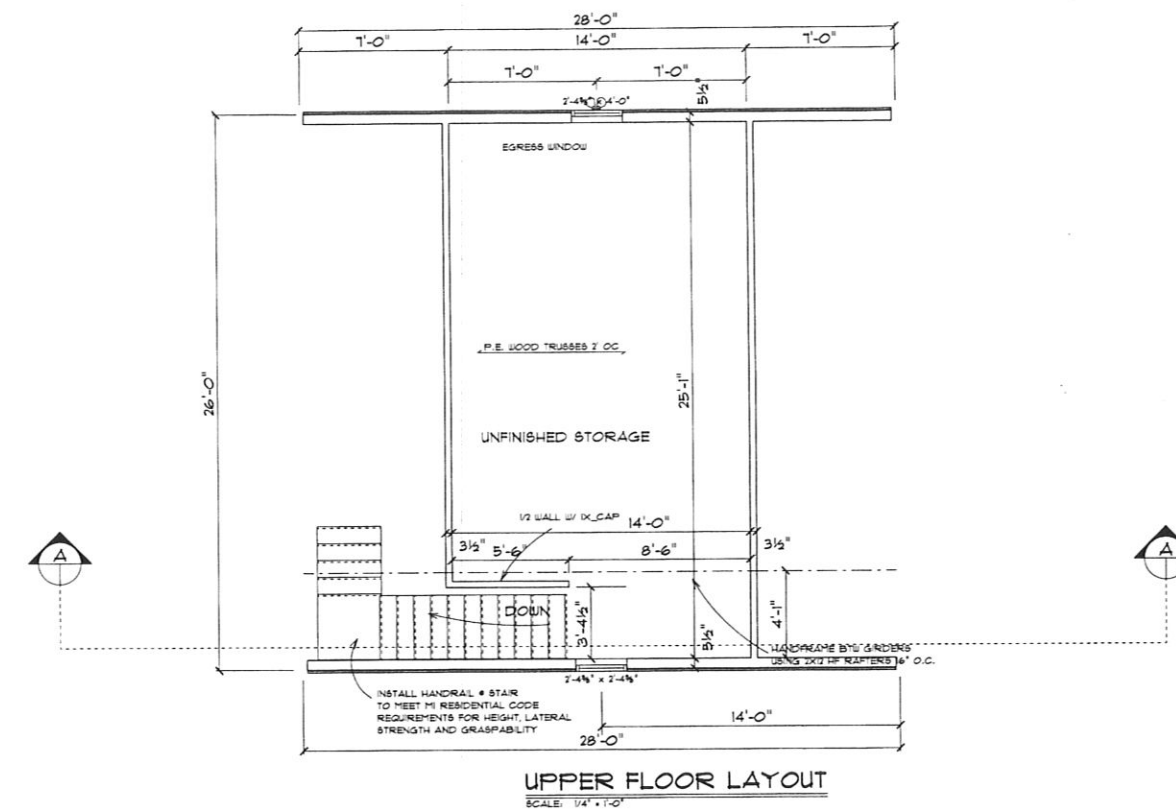
Signature of Applicant (if different): [Signature] (Alejo Kneales)

Relationship of Applicant to Owner: Builder









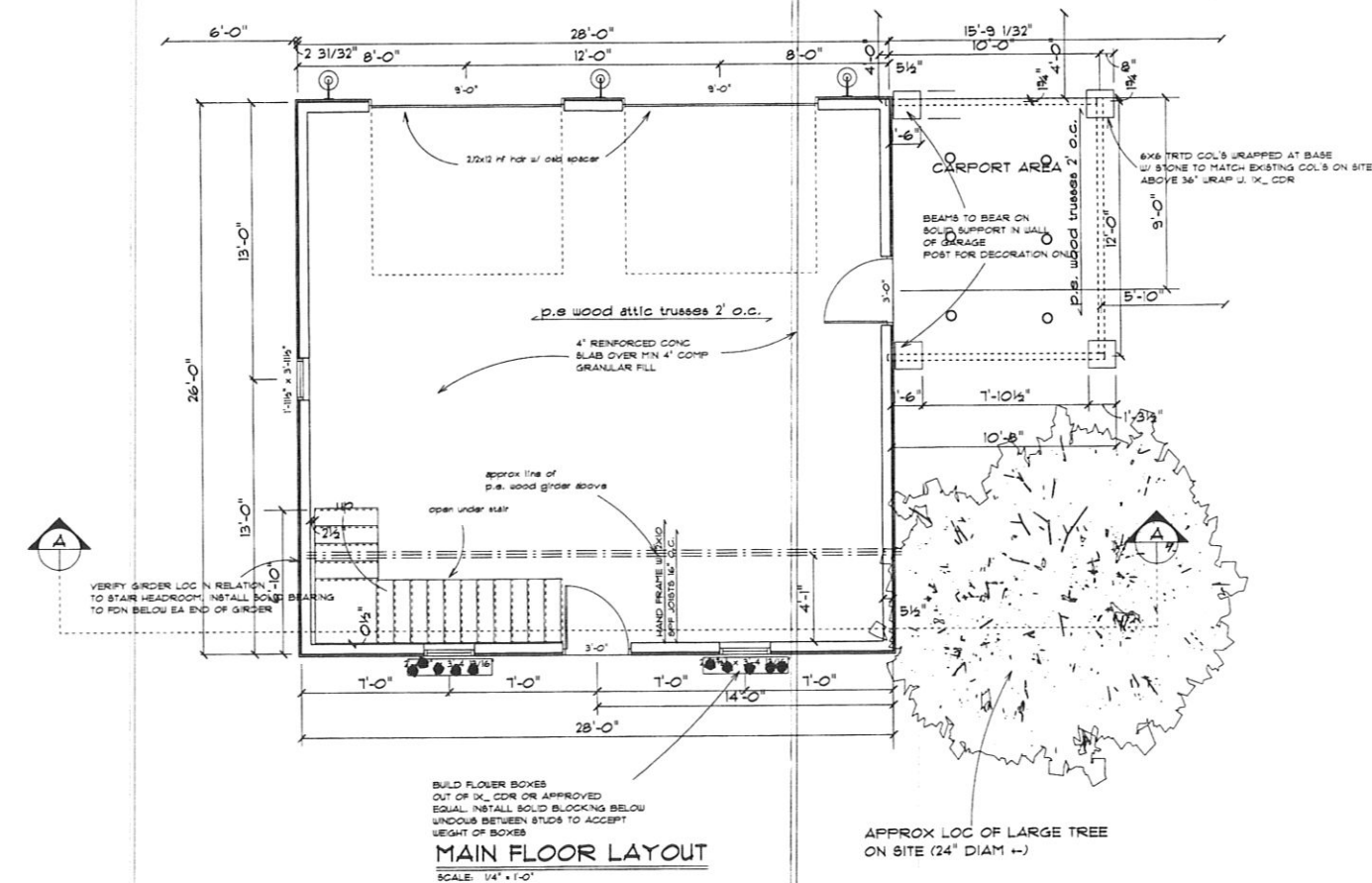
3D FOR REFERENCE ONLY

## DESIGN CRITERIA

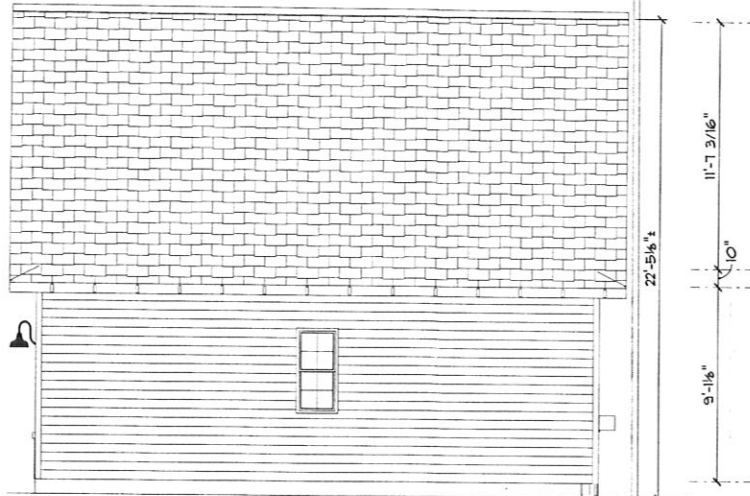
- DESIGN REQUIREMENTS
1. SOIL BEARING 2000\* P.S.F
  2. GROUND SNOW LOAD 60 PSF
  3. WIND SPEED 90 MPH
  4. CONC COMPRESSIVE STRENGTH 3000\* P.S.I @ 28 DAYS  
- SLAB 3500\* P.S.I
  5. FLOOR LOAD / UPPER 40\*LL

NOTES:

1. ASSUMED SOIL BEARING CAPACITY TO BE 2000\* Psf
2. CONC COMPRESSIVE STRENGTH TO BE 3000\* P.S.I. • 28 DAYS  
→ SLAB AND EXPOSED CONC TO BE 3500\* P.S.I. • 28 DAYS
3. FINISH GRADE TO BE MIN 6" BELOW BTM OF SLOPING AND SLOPE AWAY FROM BUILDING FOR 1/2" PER FT FOR 6' MINIMUM
4. INSTALL MIN 1/2" DIAM ANCHOR BOLTS, 12" IN FRM CORNERS, SPACED 4' O.C. TO BE EMBEDDED INTO TOP OF CONC FDN WALL MIN 1", NO LESS THAN 2 PER PIECE OF BILL
5. VERIFY ALL WINDOW / DOOR SIZES AND LOCATIONS PRIOR TO STARTING PROJECT
6. INSTALL SOLID BLOCKING • ALL WINDOW / DOOR JAMBS
7. SECURE ALL ROOF FRAMING TO BEARING MEMBERS USING SIMPSON MECHANICAL FASTENERS
8. INSTALL WINDBRACING PER LAYOUT PROVIDED. VERIFY ANY EXTRA INSPECTIONS REQUIRED. VERIFY WITH MASON, ANY EXTRA OR SPECIAL TIE DOWN REQ SO AS NOT TO BE OMITTED • TIME OF FDN WORK
9. ROOF TRUSSES TO BE DESIGNED FOR MIN 41-10\* LOADING



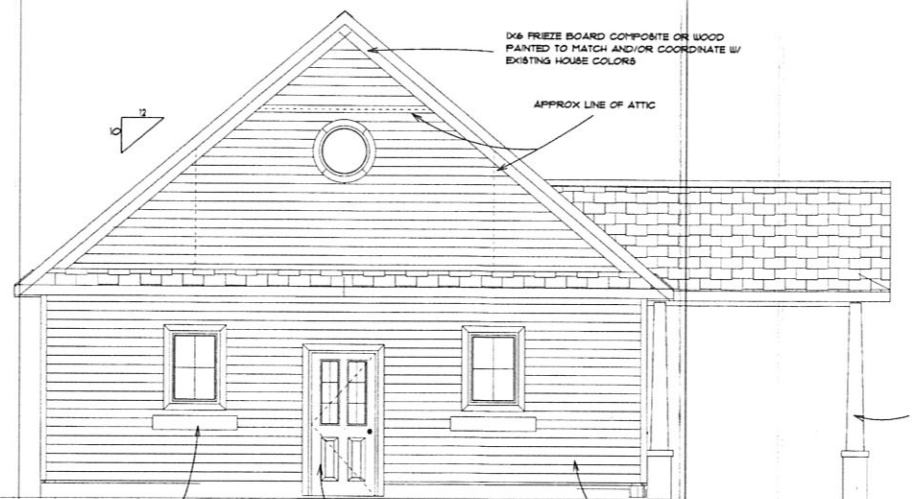




EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

6x6 TRTD COL'S UNRAPIED W/  
STONE BASE AND DC CEDAR OR  
OWNER APPROVED EQUAL

INSTALL ICE & WATER SHIELD & EAVES TO EXTEND MIN  
2' HORIZONTAL PAST INT SIDE OF EXT WALL. ALSO INSTALL  
IN ALL VALLEYS

INSTALL MIN R15 INSULATION  
& BOND PERIMETER TYP

2x6 SPF EXT WALLS  
LAP SIDING  
TYPICAL HOUSEWRAP  
1/2" OSB SHEATHING

2x6 CCA BILL PLATE OVER  
5 1/2" FOAM BILL SEALER TYP

CONTINUOUS RIDGE VENT TYP

30 YEAR SHINGLES OVER 15" FELT ON  
1/2" OSB ROOF SHEATHING OVER P.E.  
WOOD TRUSSES 2" OC SECURED & PLATES, BEAMS  
USING SIMPSON RAFTER TIES

INSTALL AIR BARRIERS & EAVES TO ALLOW  
ADEQUATE VENTILATION PER MI RESIDENTIAL CODE

METAL DRAIN EDGE  
6" ALUMINUM FASCIA OVER  
2x6 SPF SUBFASCIA  
1" PERF ALUMINUM SOFFIT

FINISH GRADE TO BE MIN 6" BELOW BOTTOM OF SIDING  
AND SLOPE AWAY FROM BUILDING FOR MIN 1/2" PER FT  
FOR 6' MINIMUM

NOTES:

1. ASSUMED SOIL BEARING CAPACITY TO BE 2000\* P.S.F
2. CONC COMPRESSIVE STRENGTH TO BE 3000\* P.S.I. @ 28 DAYS  
-- SLAB AND EXPOSED CONC TO BE 3500\* P.S.I. @ 28 DAYS
3. FINISH GRADE TO BE MIN 6" BELOW BTM OF SIDING AND SLOPE  
AWAY FROM BUILDING FOR 1/2" PER FT FOR 6' MINIMUM
4. INSTALL MIN 1/2" DIAM ANCHOR BOLTS, 12" IN FROM CORNERS, SPACED  
4' O.C. TO BE EMBEDDED INTO TOP OF CONC FDN WALL MIN 1", NO  
LESS THAN 2 PER PIECE OF BILL
5. VERIFY ALL WINDOW / DOOR SIZES AND LOCATIONS PRIOR TO STARTING  
PROJECT
6. INSTALL SOLID BLOCKING @ ALL WINDOW / DOOR JAMBS
7. SECURE ALL ROOF FRAMING TO BEARING MEMBERS USING SIMPSON  
MECHANICAL FASTENERS
8. INSTALL WINDBRACING PER LAYOUT PROVIDED. VERIFY ANY EXTRA INSPECTIONS  
REQUIRED. VERIFY WITH MASON, ANY EXTRA OR SPECIAL TIE DOWNS REQ  
SO AS NOT TO BE OMITTED @ TIME OF FDN WORK
9. ROOF TRUSSES TO BE DESIGNED FOR MIN 47-110\* LOADING

DESIGN CRITERIA:

1. SOIL BEARING 2000\* P.S.F
2. GROUND SNOW LOAD 60 P.S.F
3. WIND SPEED 90 MPH
4. CONC COMPRESSIVE STRENGTH 300\* P.S.I. @ 28 DAYS  
-- SLAB 3500\* P.S.I
5. FLOOR LOAD / UPPER 40\*LL



# EIGHTH

321 321 1/2

325

331

NEW  
GARAGE

CARPORT

DEMO EX. GARAGE

4'

4'

8'

Legend



1 inch = 20 feet

This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

HISTORICAL PRESERVATION PERMIT

Date of Application: 7.24.2014

Property Address: 512 FIFTH STREET

Local Historic District: CENTRAL NEIGHBORHOOD

Existing Zoning Classification: R-1B

Architectural / Design Firm: SARAH ROBERTSON

Address: 921 W. 11TH, STE 2E, TC, MI

Description of Plans: EXPANDING AN EXISTING PORCH -

TO THE NORTH & TOWARDS THE WEST.

REMOVE THE MAKE SHIP SUPPORT & THE EAST AND

NORTH COLUMNS WHERE PERIOD INTERSECTIONS.

WOOD DETAILS - TO MATCH (E), METAL PEEK TO

BE DARK IN COLOR.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: JOHN WAGNER Phone: 231.463.8888 Fax:

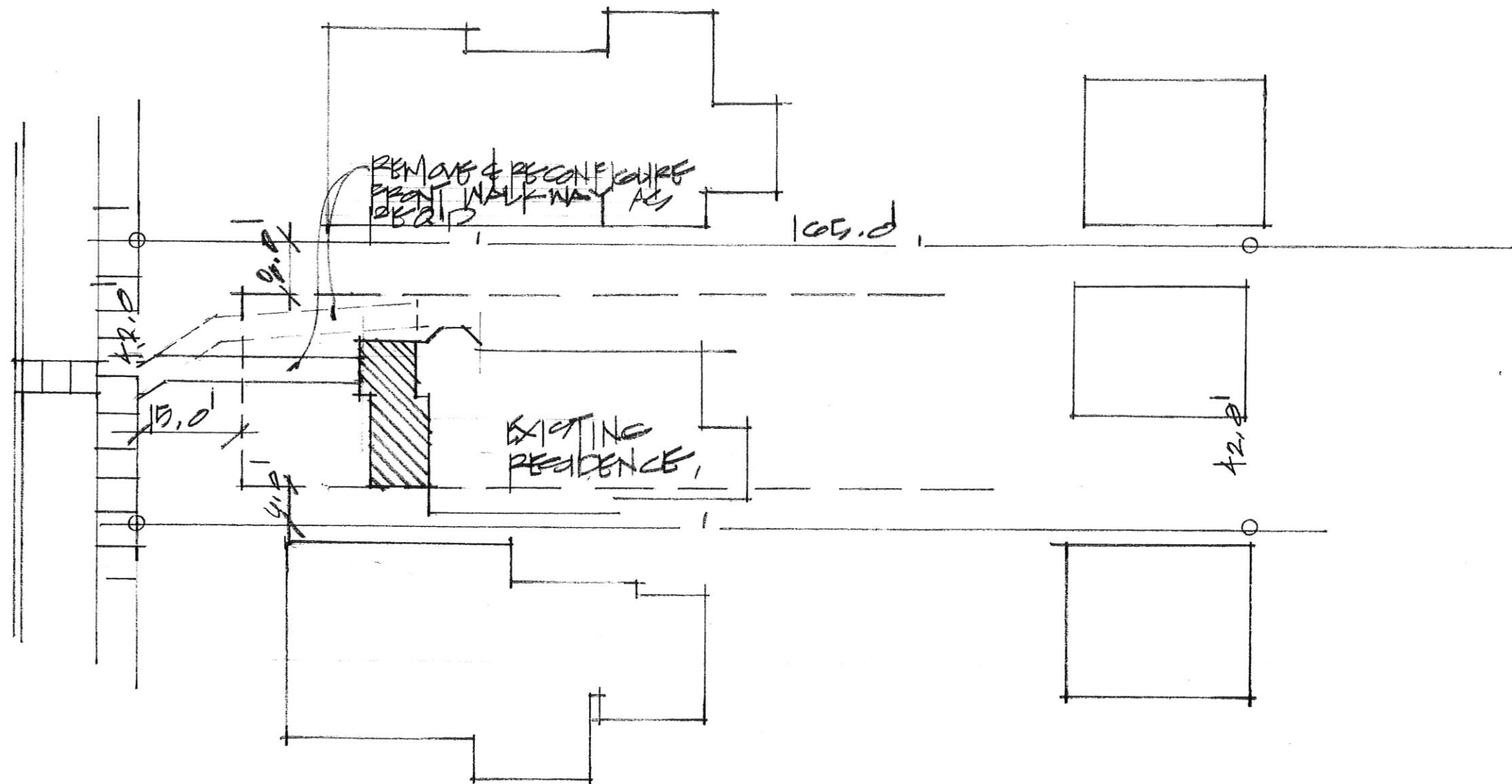
Address: 620 W. 14TH TC, MI (BUSINESS ADDRESS)

Signature of Owner:

Signature of Applicant (if different):

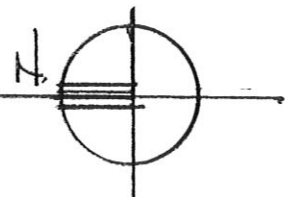
Relationship of Applicant to Owner: AGENT / ARCHITECT.

FIFTH STREET - CC.O.W.



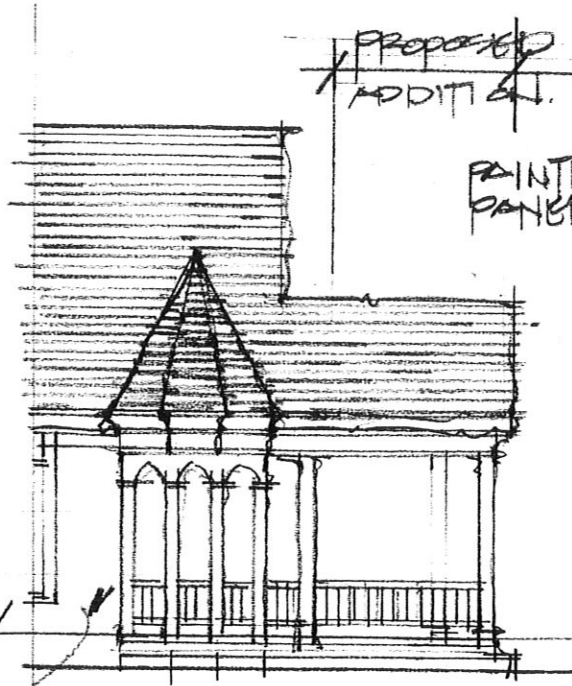
42.

PLOT PLAN - PROPOSED PORCH EXTENSION  
SCALE: 1"=20.0'



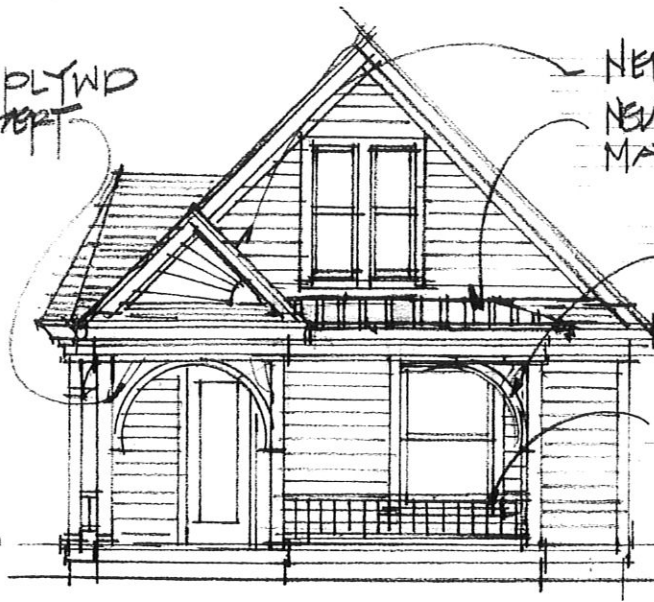
WAGNER PORCH ADDITION - 52 FIFTH STREET.  
C. BURROUGHS, ARCHITECT, 7.24.2014.

ADD COLUMNS TO  
SUPPORT EXIST. TURRET  
ROOF - MATCH (E).  
COLUMNS - SQUARE W/  
CHAMFERED CORNERS  
AS AT CORNER / ROOF  
START PAINT



EAST ELEVATION  
SCALE: 1/8" = 1'-0"

PAINTED PLYWD  
PANEL IN ROOF

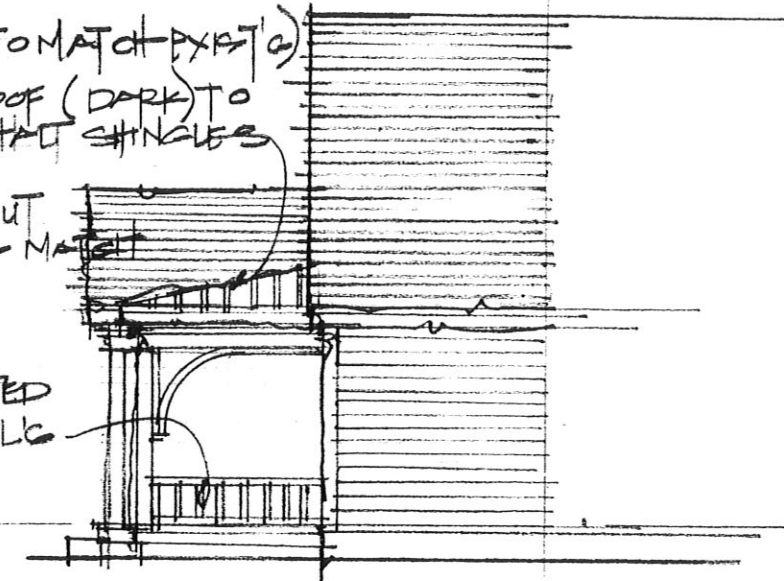


NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

NEW CABLE (TO MATCH EXIST.)  
NEW METAL ROOF (DARK) TO  
MATCH (E) ASPHALT SHINGLES

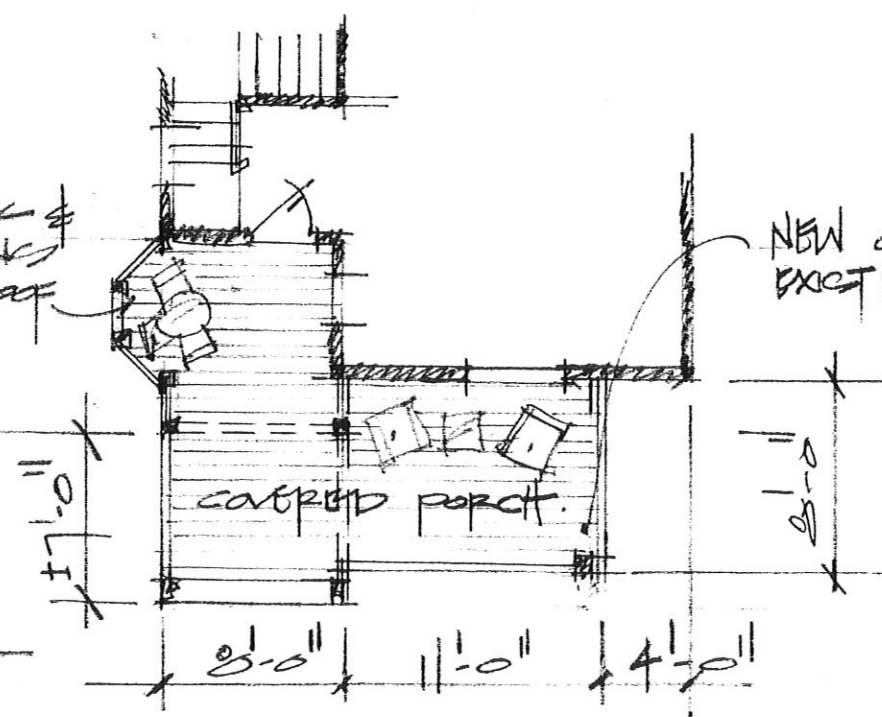
BRACKET - CUT  
TO SHAPE - MATCH  
EXIST.

OPT. PAINTED  
WOOD RAILING



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXIST. ROOF  
& PORCH  
EXTEND DECK &  
ADD COLUMNS  
TO (E) HIP ROOF

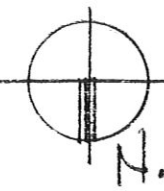


NEW COLUMNS TO MATCH  
EXISTING.

COVERED PORCH.

8'-0" 11'-0" 4'-0"

PORCH PLAN  
SCALE: 1/8" = 1'-0"



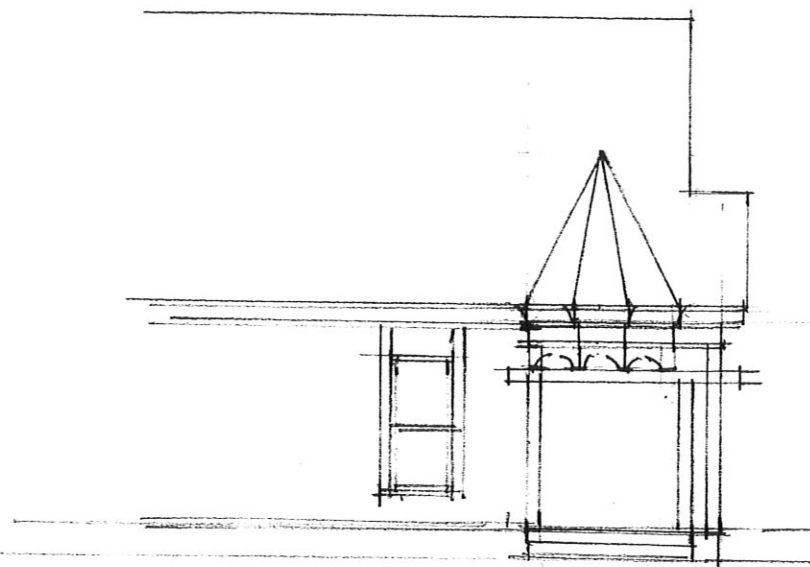
WAGNER PORCH ADDITION - 52 FIFTH ST.  
C. BOURELLOU, ARCHTCT. 7.23.2014, 7.24.2014



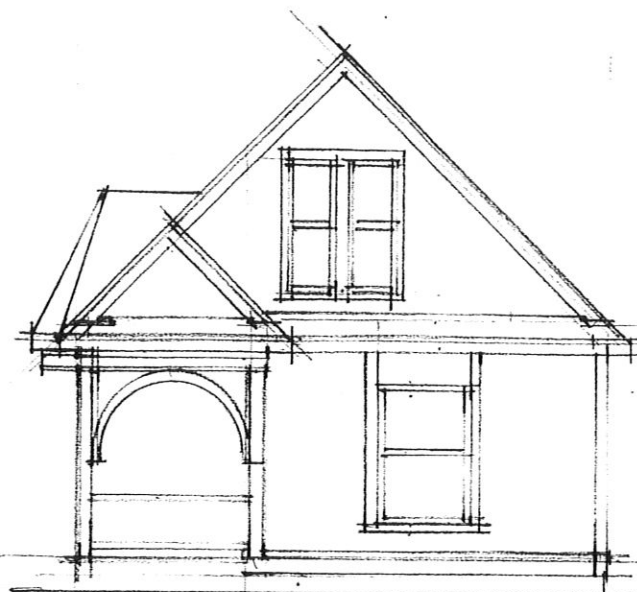




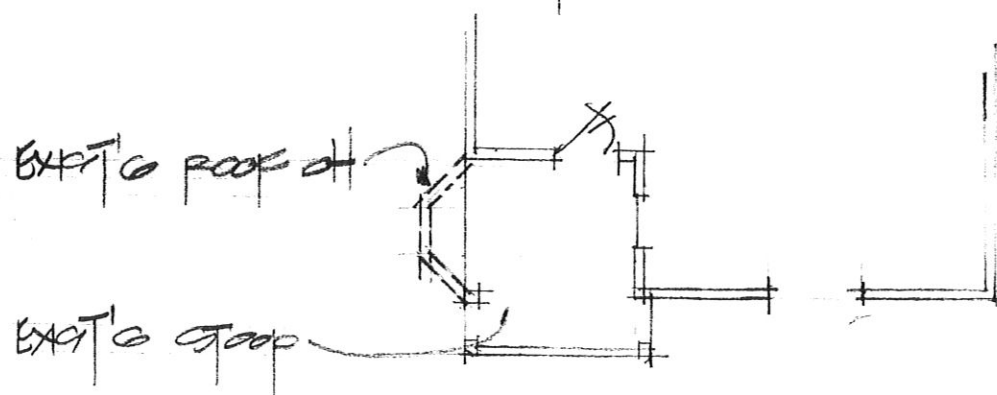




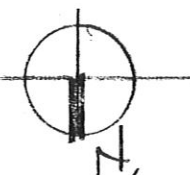
EAST ELEVATION - EXISTING  
 $\frac{1}{8}'' = 1'-0''$



NORTH ELEVATION - EXISTING  
 $\frac{1}{8}'' = 1'-0''$



PORCH PLAN - EXISTING  
 $\frac{1}{8}'' = 1'-0''$



WAGNER RESIDENCE . . . 52 FIFTH STREET  
 C. BURCHARD, ARCHT. 1.27.2014, 7.24.2014





TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 7/24/14

Property Address: 341 WEST EIGHTH STREET

Local Historic District: \_\_\_\_\_

Existing Zoning Classification: \_\_\_\_\_

Architectural / Design Firm: ROB DETWILER

Address: \_\_\_\_\_

Description of Plans: REBUILD EXISTING PORCH.

MINOR ADDITION ON NORTH EAST  
PORTION OF PORCH.

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: GARY JONAS Phone: (646) 263-2732 Fax: \_\_\_\_\_

Address: 341 WEST EIGHTH STREET

Signature of Owner: [Signature]

Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: OWNER

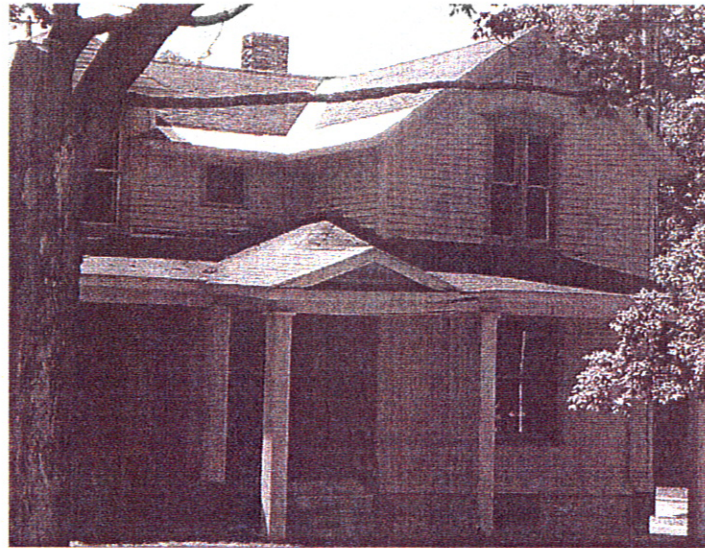


# JONAS RESIDENCE

## NEW PORCH DESIGN

341 EAST EIGHTH STREET  
TRAVERSE CITY, MI

CITY OF TRAVERSE CITY HISTORIC DISTRICT

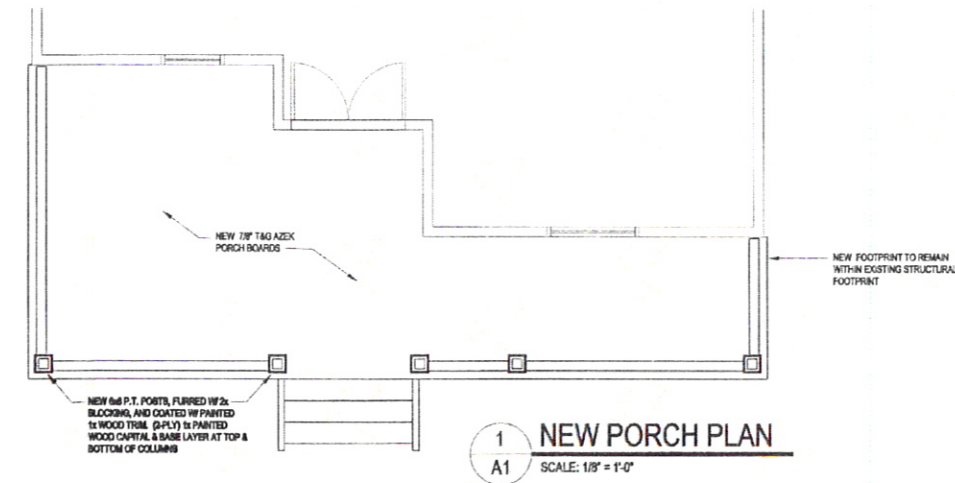


EXISTING PORCH CONDITON WITH  
DEFORMED STRUCTURE & FASCIA

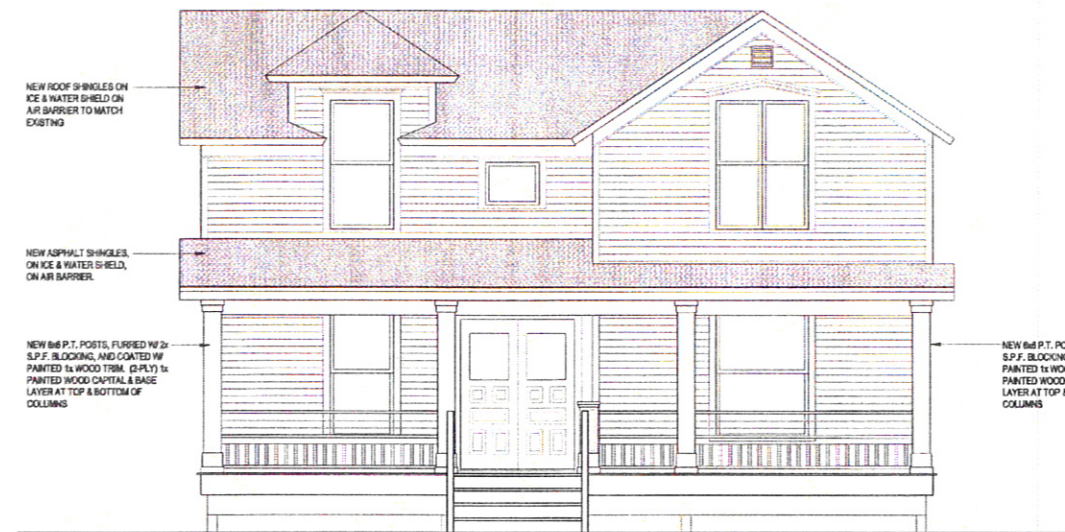
### PROJECT DESCRIPTION

THE EXISTING FRONT PORCH AT 341 EAST EIGHTH STREET IS NOT SOUNDLY CONSTRUCTED, AND IS AN AESTHETIC SHORTCOMING RELATIVE TO THE SURROUNDING NEIGHBORHOOD.

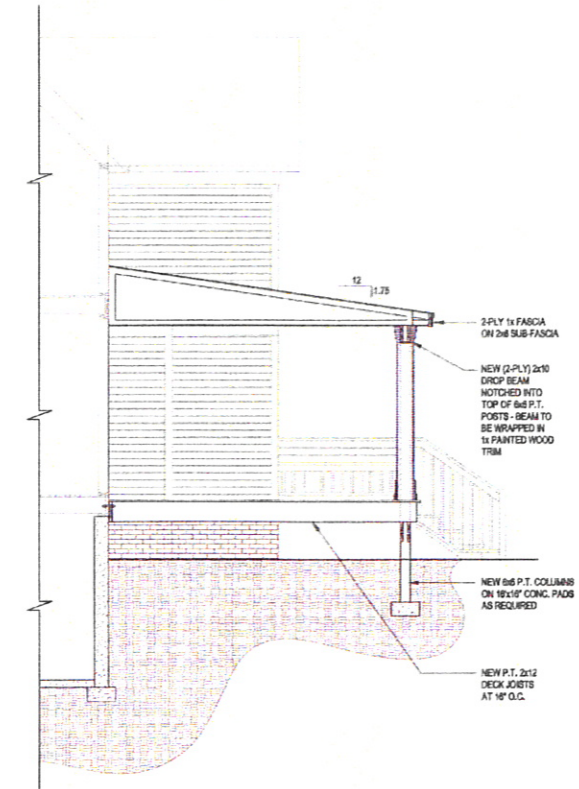
A RE-DESIGNED AND RE-BUILT FRONT PORCH WILL PROMOTE SAFETY, IN ADDITION TO RELATING TO AND RESPECTING THE SURROUNDING CONTEXT. IT WILL ALSO PROVIDE SUPPORT TOWARD THE THEMATIC IMAGE OF THE DOWNTOWN TRAVERSE CITY HISTORIC DISTRICT.



1 NEW PORCH PLAN  
A1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
A1 SCALE: 1/8" = 1'-0"



4 CROSS SECTION  
A1 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
A1 SCALE: 1/8" = 1'-0"

JONAS RESIDENCE - FRONT PORCH RENOVATIONS

JULY 22, 2014

ROB DETWILER  
TRAVERSE CITY, MI  
313.401.3100  
dettwiler.design@gmail.com

PROJECT INTENT:  
EXISTING CONDITIONS  
NEW PORCH PLAN  
ELEVATIONS  
CROSS SECTION

A1





STATE OF MICHIGAN

RICK SNYDER  
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY  
STATE HISTORIC PRESERVATION OFFICE

SCOTT WOOSLEY  
EXECUTIVE DIRECTOR

Wednesday, May 28, 2014

RECEIVED

THOM DARGA  
DARGAWORKS INC  
101 N PARK STREET  
SUITE 318  
TRAVERSE CITY MI 49684

MAY 29 2014

PLANNING DEPT  
CITY OF  
TRAVERSE CITY

RE: - Historic Traverse City Opera House Proposed Marquee

Dear Mr. Darga:

It has recently come to the attention of the State Historic Preservation Office (SHPO) that a proposed overhead marquee is intended for the main façade of the Historic City Opera House (COH) located at 106 E. Front Street in Traverse City, Michigan. SHPO has been provided schematic drawings of the concept, which details a large overhang with skylight and hanging signage supported by decorative posts extending outward over the public Right of Way (ROW) from the main entrance to the venue. The design of the marquee is said to be "period sensitive," and the intent is to benefit patrons by providing a more obvious street presence to the City Opera House along Front Street, Traverse City's main thoroughfare.

The City Opera House was completed in 1892 and was listed in the National Register of Historic Places in 1972 as a significant example of early theater architecture in Michigan and important to local Traverse City history. By implementing the proposed marquee the historic and architectural integrity of the building will be negatively impacted. According to the Secretary of the Interior's Standards (SOIS) for Rehabilitation put forth by the National Park Service, *removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished* is not a recommended project activity. Since the COH, like many other opera houses of its generation, would not have originally included an overhead marquee, the addition of this feature could significantly alter the character of the historic structure. Also, according to the SOIS, *creating a false historical appearance because the replacement entrance or porch is based on insufficient historical, pictorial, and physical documentation* is not recommended. If a building is considered *historic* based on its representation of a particular property type, it is important that the integrity of that property type remain intact.

State Historic Preservation Office

Michigan Library and Historical Center • 702 West Kalamazoo Street • P.O. Box 30740 Lansing, Michigan 48909-8240  
michigan.gov/shpo • 517.373.1630 • FAX 517.335.0348 • TTY 800.382.4568

The proposed overhead marquee is therefore not an appropriate addition to this historic property, and it is the hope of the State Historic Preservation Office that an increased street presence could be achieved through other, more appropriate means. Our office is happy to lend assistance to this effort if desired.

Sincerely,



Brian Conway  
State Historic Preservation Officer

BDC:mao

Cc: David Weston, City of Traverse City  
Marilyn Flaherty

State Historic Preservation Office

Michigan Library and Historical Center • 702 West Kalamazoo Street • P.O. Box 30740 Lansing, Michigan 48909-8240  
michigan.gov/shpo • 517.373.1630 • FAX 517.335.0348 • TTY 800.382.4568



## City Opera House, Traverse City, MI- Entrance Canopy...Marquee Schematic Design

McKay, Robbert (MSHDA) <McKayR@michigan.gov>

Thu, Jul 17, 2014 at 12:16 PM

To: Thom Darga <Thom@dargaworks.com>

Cc: "Baribeau, Diana" <DIANABARIBEAU@whartoncenter.com>, "Ksmith5770@gmail.com"

<ksmith5770@gmail.com>, Dave Weston <dweston@traversecitymi.gov>, Rob Bacigalupi <rob@downtowntc.com>, Thom Greene <thom@gpdchicago.com>, "Olinyk@Michigan.gov" <Olinyk@michigan.gov>,

"ConwayB@Michigan.gov" <ConwayB@michigan.gov>

Tom,

Sorry for the slow response. We have three open position in the office at the moment and they all relate to programs that I am directly involved with. As a result I'm having a little trouble keep up with review requests.

Based on the material available to me I have concluded that the proposed sign **is not** appropriate based on the guidance contained in the Secretary of the Interior's Standards for Rehabilitation (36CFR67). More specifically the proposed sign will: Significantly alter the historic character of the property in question. Tends to create a false sense of historic developments. Does not appear to be based on historic documentary, photographic or physical evidence relating to the specific property in question. And, the new work in not adequately differentiated from the historic building and is incomparable with the buildings form, massing and scale.

While there may in fact have been a marquee on the Opera House building at some point in the past, the proposal is to add an overtly historic marquee to the building next to the historic Opera House build. The adjacent build historically had nothing to do with the operation of the Opera House and thus to suggest, through the use of and overtly historic looking sign, that there is more than a modern connection between the properties is historically misleading. Additional the scale massing and placement of the new sign will significantly alter the appearance of the existing historic building and will obscure the lower portion of the architecturally and visually significant oriel window at the buildings second floor.

I strongly recommend that the proposal be redesigned to correct these problems before the projects moves forward.



To that end I would like to offer the following suggestions regarding the visibility of the building and the design of an appropriate sign. First, I am struck by the fact that the building is largely concealed from view between two substantial street trees. While trees may be advantageous from a pedestrians perspective they tend to be detrimental from the building occupants perspective. Trees simply make a business single largest advertising icon, their building, overly difficult to see from a distance. I strongly recommend that the first step in your campaign to give the Opera House new enter greater street presence be the removal of at least one if not both of these trees. Second, the entrance build has a fairly large display glass adjacent to the door. This window would support the instillation of either a fairly large on glass iconic sign or the creation of an identifying window display. Third, the build would support a smaller, more business scale, projecting sign. Traditionally a projecting sign for a build of this age would have been a double sided wooden iconic sign rather than a text rich sign. It would also not have been uncommon to have included down light to improve the visibly of the sign at night. In combination I believe that these suggestions would address the identification and visibility issues that the Opera House is currently facing in a way that both meets the organizations needs and respects the historic character of the building(s) being directly impacted by the changes.

If you have additional questions or wish to discuss these comments please feel free to contact me directly.

Respectfully Yours,

Robbert McKay

Historical Architect, State Historic Preservation Office

Michigan State Housing Development Authority

702 W Kalamazoo, PO Box 30740

Lansing, MI 48909-8240

Direct: (517) 335-2727 Cell: (517) 643-5099

Office: (517) 373-1630 Fax: (517) 335-0348

URL: [www.michigan.gov/shpo](http://www.michigan.gov/shpo)

## Proposed changes to historic façade of City Opera House

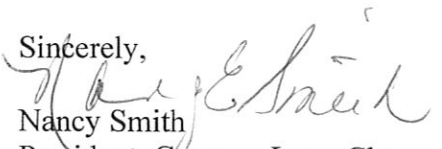
From: **Nancy Smith** (lamplight@webtv.net)  
Sent: Mon 5/26/14 11:29 PM  
To: Me (lamplight@webtv.net)

To:  
David Weston  
400 Boardman  
Traverse City, MI 49684

Dear David,  
I'm sending this to your attention as I understand that you are serving as the liaison between the Traverse City City Commission and the Traverse City Historic District Commission. As I understand the situation, a proposed addition of a modern marquis style sign to be affixed to the historic fabric of the façade of the City Opera House is under consideration by your officials.

This building is presently listed on the State and National Registers of Historic Places, an honor bestowed only upon structures of authentic, historic integrity. The outstanding restoration of the City Opera House earned it these designated honors. Your proposal puts this in jeopardy, and frankly I'm horrified to think that this marvelous building could be defaced in such a way. Recently, on April 30th, 2014 to be precise, I personally led a group of international historians and architecturally involved travelers from an International Convention being held in Grand Rapids, to Traverse City, with one of the specific goals being to visit the City Opera House, which we did. We studied both the interior and exterior of your marvelous building, and could readily see why it has become an icon of your city. Traverse City is to be commended on the careful attention paid to detail during the extensive restoration of this city landmark. I'm sure that each and every one of your citizens who contributed to this project, as well as those who funded the various grants which were needed to complete such an extensive project, are proud of the final results. How can you possibly consider defacing this beautifully restored building after all that has gone into preserving it? From a historic perspective, to destroy what has been gained seems truly misguided. Please re-think this proposal.

Sincerely,



Nancy Smith  
President, Campau-Lyon Chapter Questers  
International Core Committee

1324 Woodcliff, SE  
Grand Rapids, Michigan 49506  
(616) 942-0645

4367 Deerwood Drive  
Traverse City, MI 49686  
May 25, 20014

Mr. David Weston  
Liaison between Traverse City Commission and Historic Districts Commission  
400 Boardman  
Traverse City, MI 49684

Dear Mr. Weston,

As a citizen of Traverse City and active member of Questers International, I need to voice my concern about the plan to place a marquee over the entrance of the City Opera House.

As Questers, we believe strongly in preservation and restoration and our members all across the country have successfully restored and preserved a great many historic sites.

The local chapter of the Questers was highly instrumental in the restoration of the Opera House, raising over \$100,000 in grants and proceeds from various fund raisers. (Many will remember our Quilt Shows and Lilac Teas). Innumerable hours were spent by our members to be able to achieve this goal.

So, it is very upsetting to learn that the Traverse City Commission has voted to allow a marquee to be built across the beautiful façade of brick imported so many years ago

To the best of my knowledge, there was never a permanent marquee at the Opera House.

In 1971 the Opera House was designated a National Historic Site, and later that year, a Michigan State Historic Site. With these designations, it is imperative to preserve the site and keep restorations in line with the original design.

Thank you for your interest in this matter, and I fervently hope that the Historic Districts Commission will not allow the facade of the Opera House to be defaced.

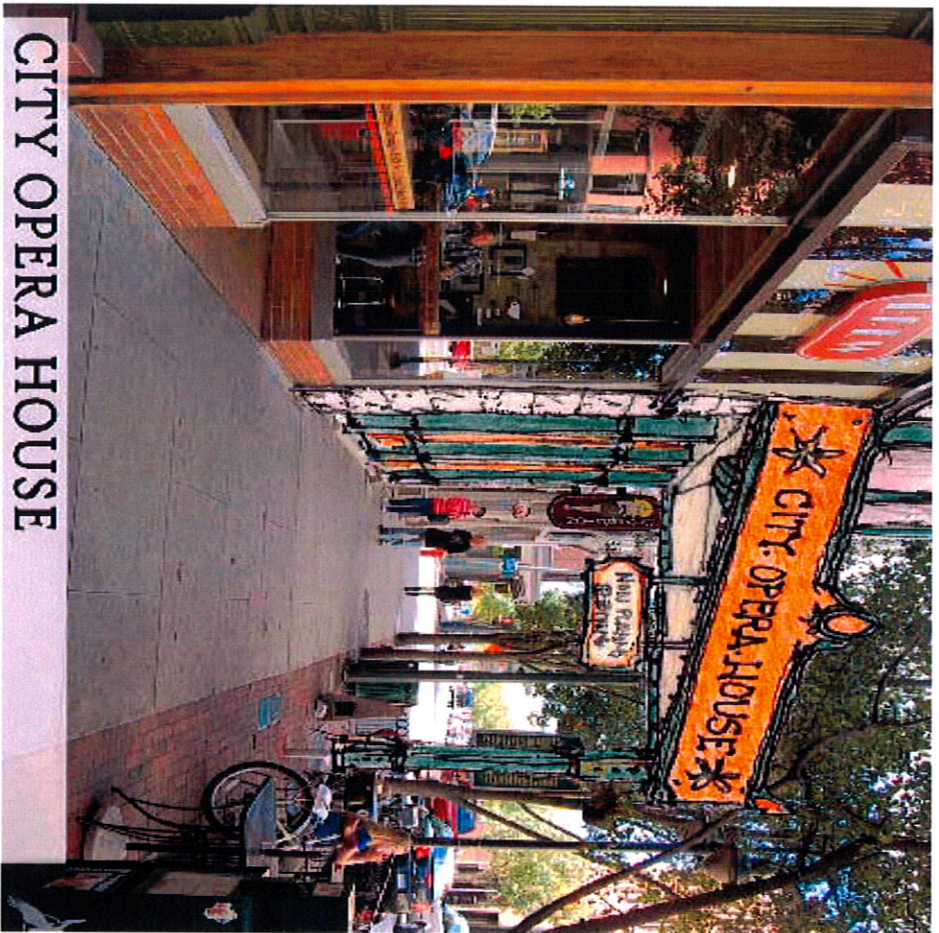
Sincerely,

A handwritten signature in blue ink, reading "Josette Hoshing". The signature is written in a cursive, flowing style.









## CITY OPERA HOUSE

### INDEX OF DRAWINGS:

- 1 COVER SHEET
- 2 PLAN
- 3 FRONT ELEVATION
- 4 SIDE ELEVATION
- 5 SECTION DETAIL

## PROPOSED NEW MARQUEE CONCEPT FOR THE CITY OPERA HOUSE

106 E. FRONT STREET, TRAVERSE CITY, MICHIGAN

27 MAR 2014



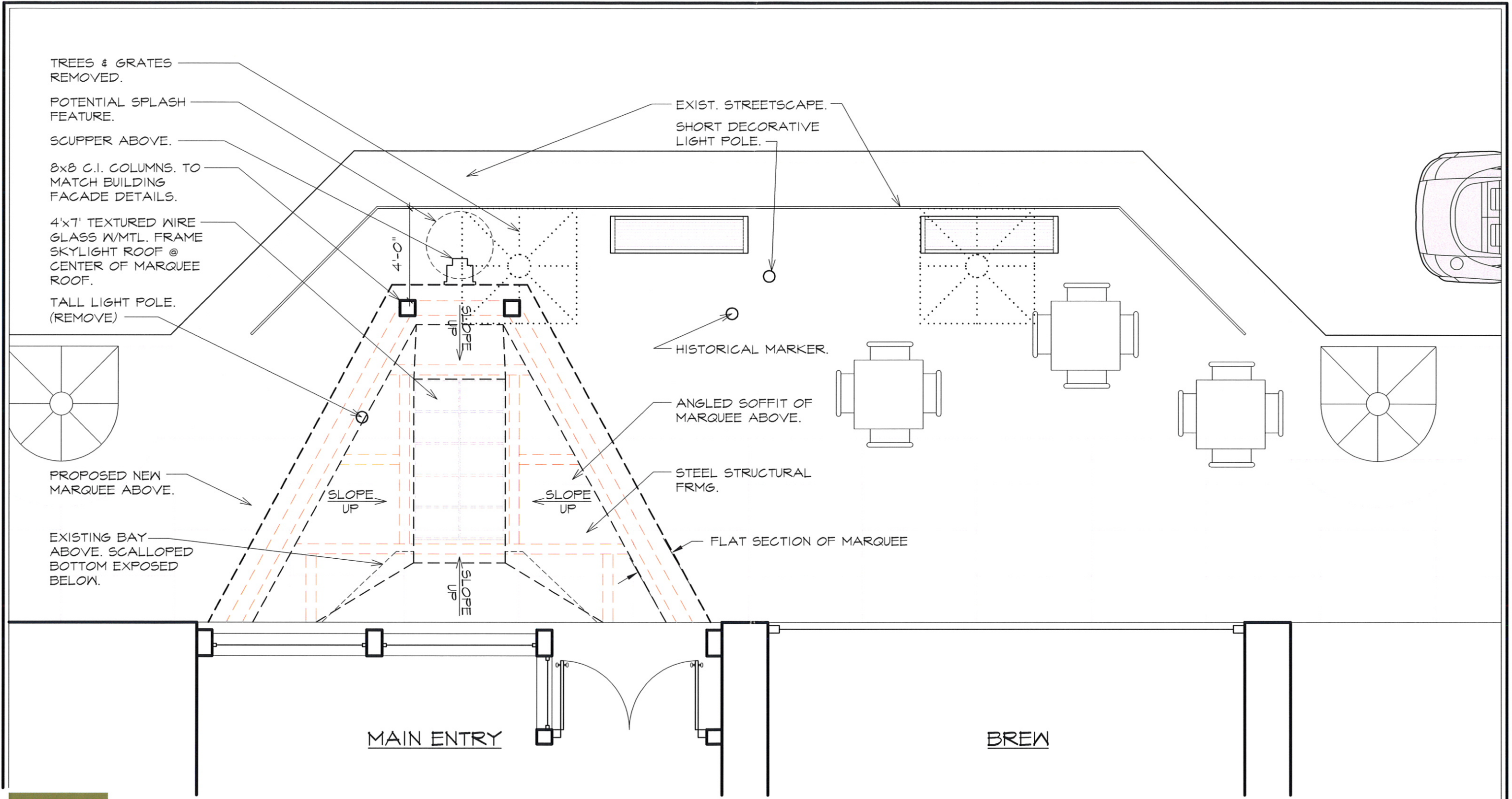
GRIENE & PAPPEN  
ARCHITECTS

1204 WEST BERMUN ■ CHICAGO, ILLINOIS ■ 60640

ARCHITECTURE ■ INTERIOR DESIGN ■ URBAN DESIGN

773.271.1425 phone ■ 773.271.1436 fax





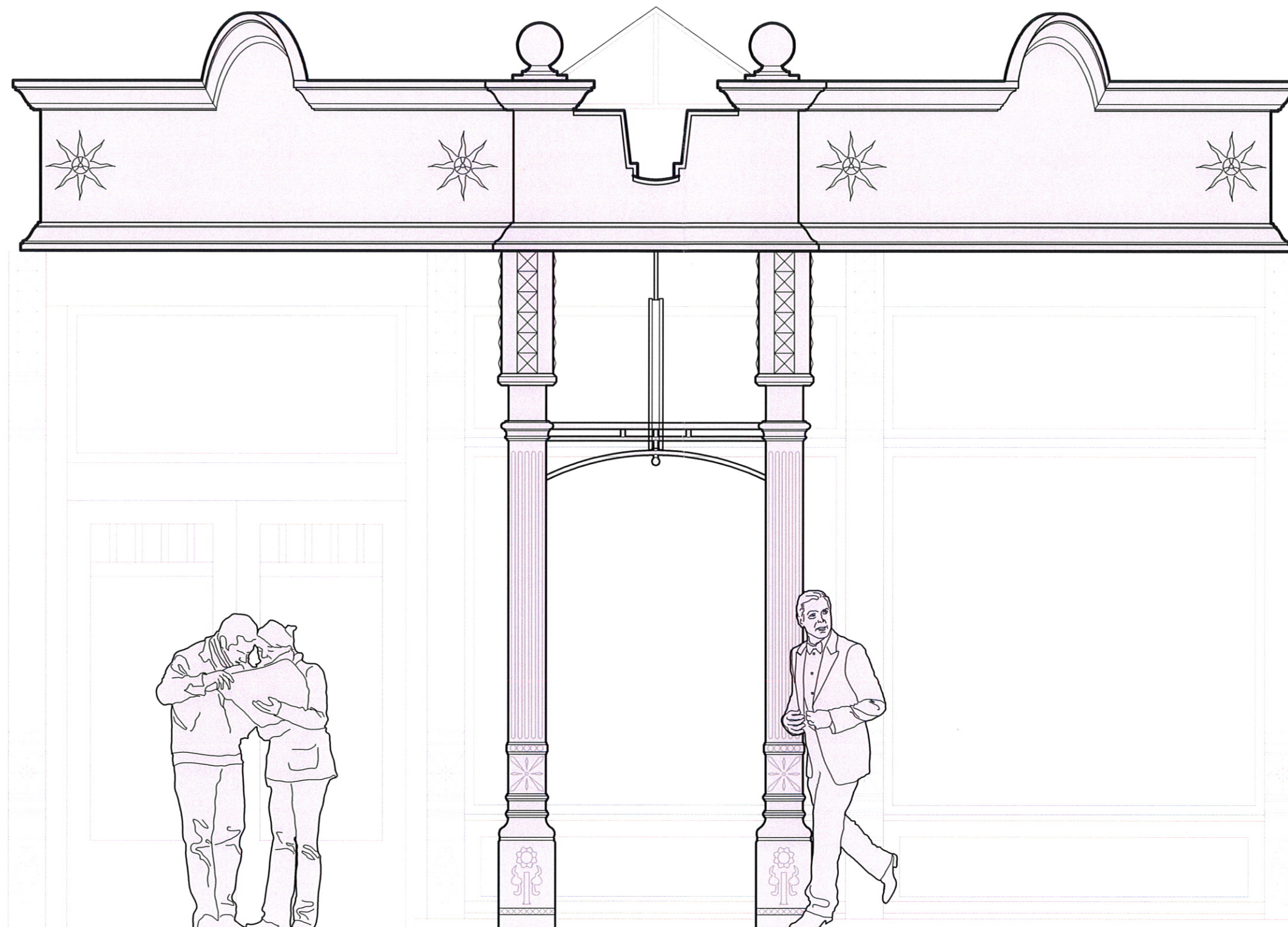
# OPERA HOUSE NEW MARQUEE CONCEPT

SCALE: 1/4" = 1'-0" (ALL DIMENSIONS NEED TO BE VERIFIED)

13 MAR 2013  
23 JAN 2014  
10 MAR 2014  
27 MAR 2014







# OPERA HOUSE NEW MARQUEE "CONCEPT" FRONT ELEVATION

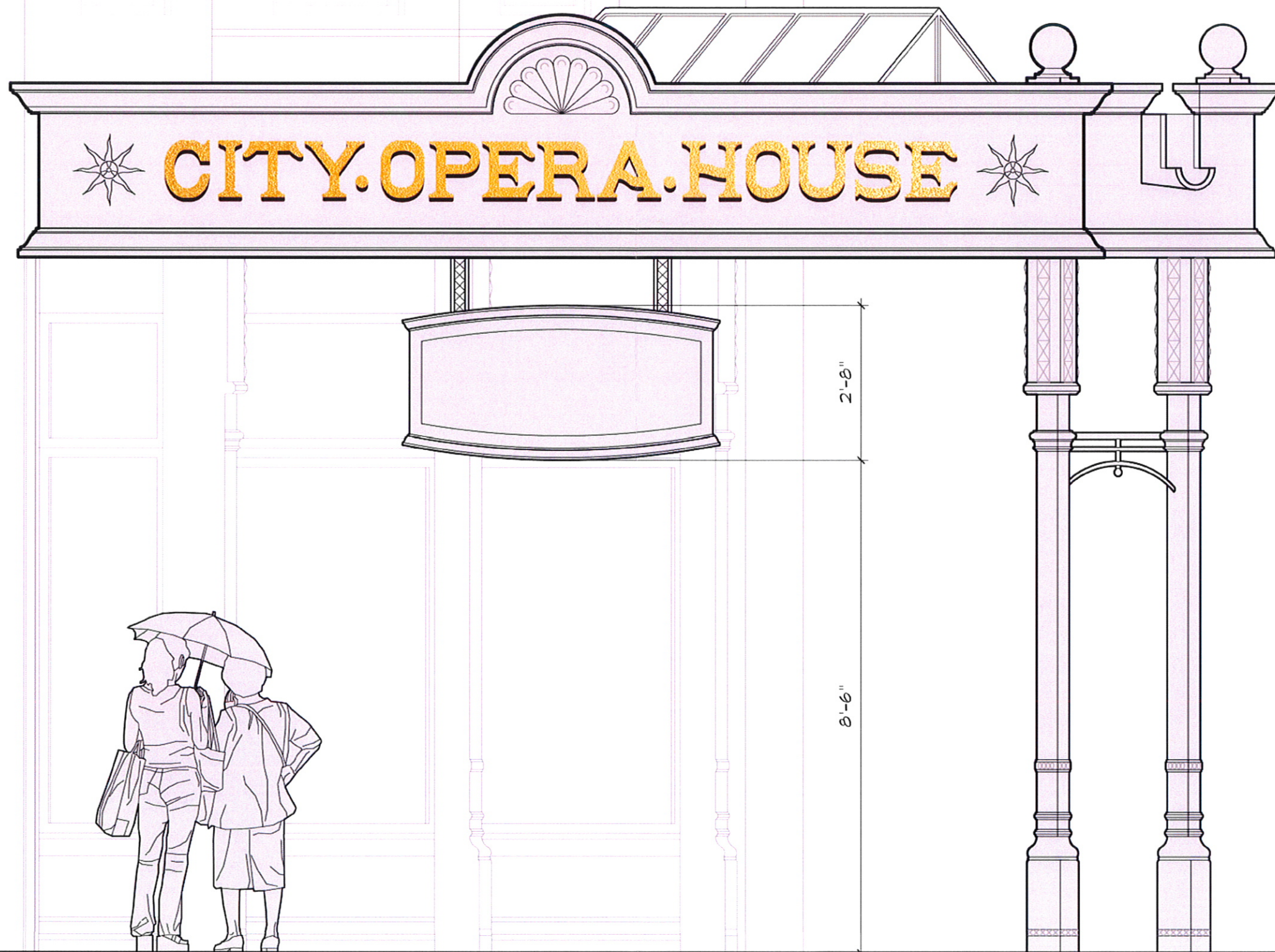
SCALE: 1/2" = 1'-0"

5 MAR 2014  
27 MAR 2014

3 OF 5  
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# OPERA HOUSE NEW MARQUEE "CONCEPT" SIDE ELEVATION

SCALE: 1/2" = 1'-0"

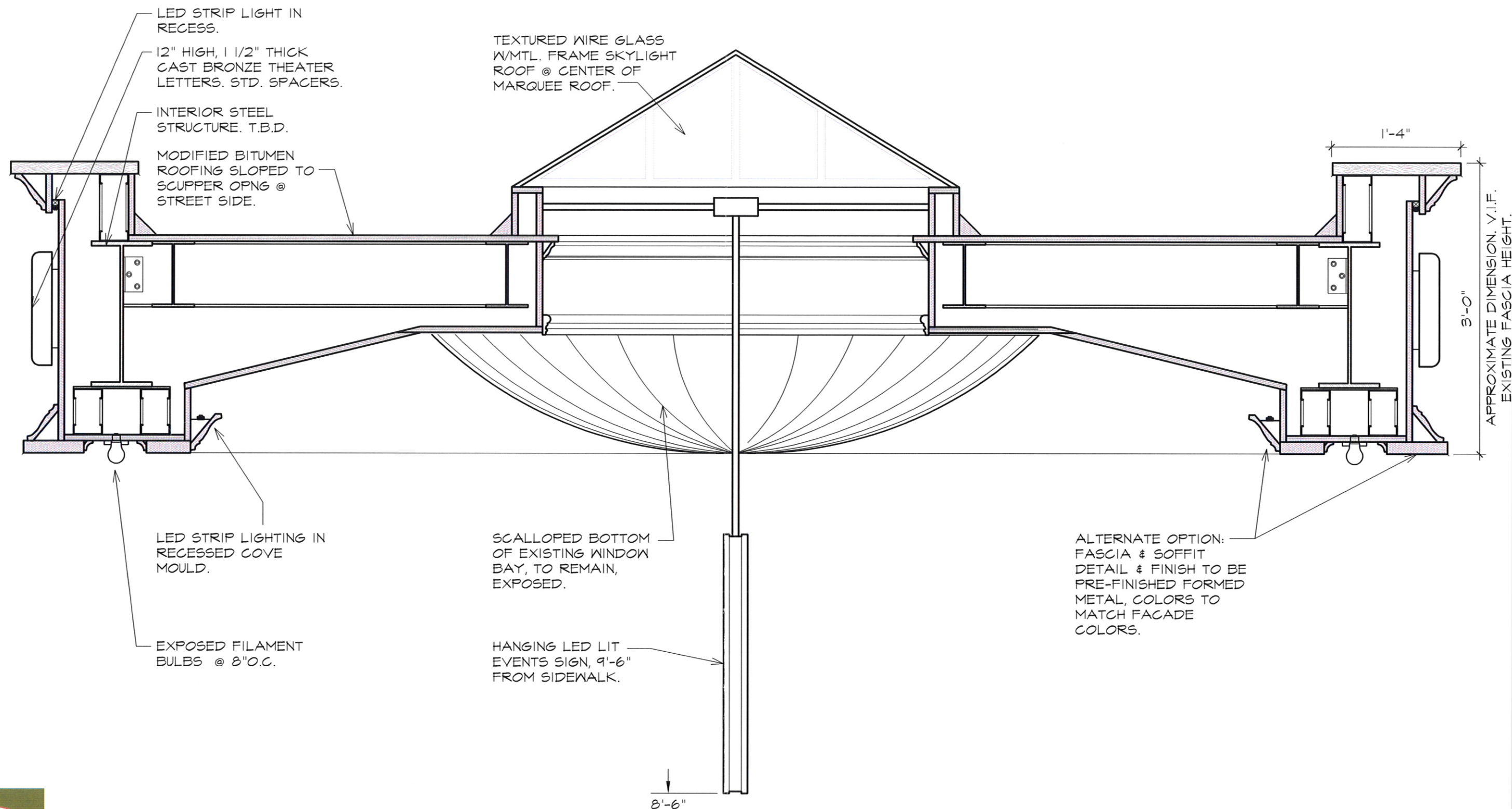
27 MAR 2014

4 OF 5

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## OPERA HOUSE NEW MARQUEE "CONCEPT" SECTION

SCALE: 1" = 1'-0"

10 MAR 2014  
14 MAR 2014  
27 MAR 2014

5 OF 5

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